

COMMITTEE AMENDMENT FORM

DATE: 01/10/07

COMMITTEE ZONING

PAGE NUM. (S) 1

ORDINANCE I. D. #06-O-1800

SECTION (S)

RESOLUTION I. D. #07-R-

PARA.

AMENDS THE LEGISLATION BY ADDING SEVEN (7) CONDITIONS.

AMENDMENT DONE BY COUNCIL STAFF 01/10 /07

City Council
Atlanta, Georgia

06-O-1800

Z-06-81

Date Filed: 7-11-06

AN AMENDED ORDINANCE
BY: ZONING COMMITTEE

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **1817 Hollywood Road, N.W.**, be changed from the R-4A (Single Family Residential) District to the MRC-3-C (Mixed Residential Commercial-Conditional) District, to wit:

ALL THAT TRACT or parcel of land lying and being Land Lot 252, 17th District, Fulton County, Georgia being more particularly described by the attached legal description and/or survey.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

EXHIBIT A

CONDITIONS TO Z-06-81 AND Z-06-82



1. Exterior finishes:

- a) On the first two floors of each building, brick, stone, and hard-coat stucco are allowed as exterior finishes.
- b) On all floors above the second floor, the materials listed in paragraph a) as well as cementitious siding are allowed as exterior finishes.
- c) EIFS is not allowed as an exterior finish.

2. Applicant will provide the final landscaping plan, including the tree save plan, to the Chair of NPU-G for information ten days prior to submitting an application to the Bureau of Buildings for a building permit. Evidence of this submittal shall be made concurrently to the Bureau of Planning.

3. Exterior lighting shall be designed and constructed so as to minimize light spill into residential structures adjacent to the development.

4. Any storm water detention facilities constructed as part of the development shall not be visible from public streets.

5. Any dry cleaning facility located on the property shall be a collections facility only and shall not include any dry cleaning equipment or processing.

6. Dumpsters or any other waste holding facilities shall be emptied between the hours of 7:00 a.m. and 9:00 p.m. on weekdays and 9:00 a.m. and 9:00 p.m. on Saturdays, Sundays and holidays. Signage shall be posted at each loading dock indicating these hours and prohibiting loitering outside the loading dock and queuing for space into the loading dock.

7. Fencing:

a) Any fencing or gates separating courtyards or buildings from the supplemental zone shall be constructed of wrought iron.

b) Applicant may erect a fence or wall adjacent to the railroad tracks at the northern edge of the property that is the subject of Z-06-83. This fence may be constructed of black chain link in areas not visible from public streets and shall be constructed of wrought iron, stone or hard coat stucco in areas visible from public streets. This fence or wall may exceed six feet in height.

City Council
Atlanta, Georgia

06-0-1800

AN ORDINANCE
BY: ZONING COMMITTEE

Z-06-81
Date Filed: 7-11-06

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **1817 Hollywood Road, N.W.**, be changed from the C-1 (Community Business) District to the MRC-3 (Mixed Residential Commercial) District, to wit:

ALL THAT TRACT or parcel of land lying and being Land Lot 252, 17th District, Fulton County, Georgia being more particularly described by the attached legal description and/or survey.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

ALL THAT TRACT or parcel of land lying and being in Land Lot 251 of the 17th District of Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at a nail placed in the concrete at the southeast corner of the intersection of Hollywood Road and Perry Boulevard, formerly Sweet Road; thence running southeasterly along the northeasterly side of Hollywood Road eighty-five (85) feet to an "X" on the sidewalk; thence east one hundred ninety-six and eight tenths (196.8) feet to an axle; thence north, forming an interior angle of 89 degrees 40 minutes with the preceding course eighty-five (85) feet to an iron pin on the south side of Perry Boulevard; thence running west along the south side of Perry Boulevard two hundred fourteen and five tenths (214.5) feet to a nail placed in concrete at the point of beginning, being improved property known as 1817 Hollywood Road, N.W., according to the present system of numbering in the City of Atlanta, Georgia.
legal



Z-06-81

RCS# 481
8/21/06
4:05 PM

Atlanta City Council

REGULAR SESSION

MULTIPLE

06-O-1790 THRU 06-O-1811 (1-22)

REFER

YEAS: 15
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 1
EXCUSED: 0
ABSENT 0

Y Smith	Y Archibong	Y Moore	Y Mitchell
Y Hall	Y Fauver	Y Martin	Y Norwood
Y Young	Y Shook	Y Maddox	Y Willis
Y Winslow	Y Muller	Y Sheperd	NV Borders

MULTIPLE